



PLANNING COMMISSION AGENDA
August 12, 2019
6:00 P.M

I. CALL TO ORDER

II. ANNOUNCEMENTS

III. MINUTES

Approval of the **July 8, 2019** Planning Commission Meeting Minutes
Approval of the **July 15, 2019** Planning Commission Workshop Minutes
Approval of the **August 9, 2019** Pre-Planning Commission Minutes

IV. PUBLIC HEARING-CONSENT ITEMS

(All matters included under the Consent Agenda are considered routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda)

A. PC19-406FSU. Final Subdivision Plat. Langworthy/Woody

The Applicant is requesting approval of a final subdivision plat for the resubdivision of two adjoining lots at 264 and 266 Dill Avenue. **(NAC#9)(Brown)**

V. CONTINUANCES

B. PC18-1118PSU/FSL. Combined Preliminary Plat and Final Site Plan. Visitation Academy

The Applicant is requesting a 30 day continuance to the September 9, 2019 Planning Commission meeting. **(NAC#11)(Brown)**

C. **PC18-1120FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Visitation Academy**

The Applicant is requesting a 30 day continuance to the September 9, 2019 Planning Commission meeting. **(NAC#11)(Brown)**

VI. **MISCELLANEOUS:**

VII. **OLD BUSINESS:**

D. **PC19-564PCM, Fence Modification, ½ W. 13th Street**

The Applicant is requesting approval of a modification to Section 821 of the Land Management Code (LMC) entitled, *Fences, Walls, and Hedges* in order to construct a fence beyond the front façade of the dwelling unit. **(NAC #7)(Butler)**

E. **PC19-388ZMA, Zoning Map Amendment, 798-800 Motter Avenue**

The Planning Division is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the rezoning of approximately 1.8 acres from Medium Density Residential (R8) to Institutional (IST) while maintaining the Wellhead Protection Overlay (WHO). **(NAC #7)(Collard)**

F. **PC19-387ZMA, Zoning Map Amendment, 100 S. Market Street**

The Planning Division is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the rezoning of approximately 0.70 acres from Downtown Commercial/Residential (DB) to Institutional (IST) while maintaining the Historic Preservation Overlay (HPO). **(NAC #11) (Collard)**

VIII. **NEW BUSINESS:**

G. **PC19-668PCM, Fence Modification, 208 Magnolia Avenue**

The Applicant is requesting approval of a modification to Section 821 of the Land Management Code (LMC) entitled, *Fences, Walls, and Hedges*, in order to construct a fence on a residential property up to 10' in height. **(NAC #9)(Collard)**

H. **PC19-271FSI, Final Site Plan, Taxiway C Aircraft Hangar Building**

The Applicant is requesting approval of a final site plan for the construction of nine new hangar buildings at the Frederick Municipal Airport.

The Applicant is also requesting approval of a modification to Section 605 of the Land Management Code, entitled *Landscaping Standards*. **(NAC#12)(Kelly)**

I. PC19-690FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Taxiway C Aircraft Hangar Building

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in conjunction with the final site plan application at the Frederick Municipal Airport. **(NAC#12)(Kelly)**

J. PC19-415FSL, Final Site Plan, Frederick County TransIT Facility Expansion

The Applicant is requesting approval of a final site plan for the construction of a 5,660 square foot addition to the existing administration building at 1040 Rocky Springs Road.

The Applicant is also requesting approval of a modification to Section 607 of the Land Management Code entitled, *Parking and Loading Standards*. **(NAC#1)(Butler)**

K. PC19-413FSL, Final Site Plan, 46 S. Market Street

The Applicant is requesting approval of a final site plan for the construction of a 3,618 square foot addition to the existing building at 46. S. Market Street to be used as a restaurant, small-scale craft distillery, and as office space. In addition, the Applicant is proposing the construction of a surface parking lot at 57-70 S. Market Street.

The Applicant is also requesting a modification to Section 601 of the Land Management Code (LMC) entitled, *Access Management*, and Section 803, *Accessory Uses and Structures*. **(NAC#11)(Butler)**

L. PC19-284PSU, Preliminary Plat, Riverside Center (At Home)

The Applicant is requesting approval of a preliminary plat for the consolidation and resubdivision of two existing lots at 1811 Monocacy Boulevard into three lots. **(NAC #4)(Reppert)**

M. PC19-282FSL, Final Site Plan, Riverside Center (At Home)

The Applicant is requesting approval of a final site plan in conjunction with the preliminary plat for resubdivision of the lots at 1811 Monocacy Boulevard to document the compliance of existing improvements with applicable standards of the Land Management Code (LMC).

The Applicant is also requesting modifications to Section 605, *Landscaping Standards*, and Section 863, *Shopping Centers and Big Box Stores*, of the Land Management Code (LMC). **(NAC #4)(Reppert)**

N. PC19-286FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Riverside Center (At Home)

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in conjunction with the preliminary plat and final site plan for 1811 Monocacy Boulevard. **(NAC #4)(Reppert)**

O. PC19-411ANX, Annexation, Lupcho Property

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the annexation of 5.8 acres located along Grove Hill Road and Huntsman Road to be zoned Medium Density Residential (R8). **(Collard)**

P. PC19-566ZTA, Text Amendment, Manufacturing/Office Zone, Sections 404, 405, 406, 832, and 1002 of the Land Management Code (LMC)

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to certain sections of the Land Management Code (LMC) pertaining to the Manufacturing/Office (MO) zoning district. **(Collard)**

A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at www.cityoffrederick.com. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederick.com. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Jessica Murphy at (301) 600-3188. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate based on race, color, religion, sex, national origin, age, marital status, veteran status, disability, sexual orientation, gender identity, genetic information, or any other legally protected group in employment or in the provision of services.